



MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING
Salt Lake County Government Center, N1100

Wednesday, April 10, 2013 4:00 p.m.

Approximate meeting length: 2 hours 40 minutes

Number of public in attendance: 15

Summary Prepared by: Jocelyn Walsh-Magoni

Meeting Conducted by: Commissioner John Janson (Chair)

ATTENDANCE

Commissioners and Staff:

Commissioner Name	Present		Absent
	Public	Business	
John Janson – Chair	x	x	
Leslie Van Frank	x	x	
Garrett Catten	x	x	
Leslie Riddle - Vice Chair			x
Tom Stephens			x
Geralyn Parker-Perkins			x
Cole Shutjer (Alternate)	x	x	
Brandon Pace (Alternate)			x

Planning Staff:	Public Hearing	Business Meeting	Additional Attendees	Public Hearing	Business Meeting
Spencer Sanders	x	x	Chris Preston (DA)	x	x
Jocelyn Walsh-Magoni	x	x			
Max Johnson	x	x			

PUBLIC MEETING

Began at 4:05 p.m.

Zone Changes

27973 – Larry and Tara Lemmon are requesting approval of a Zone Change from the R-2-6.5 zone (Residential Two-Family, 6,500 sq. ft. min. lot size) to the RM zone (Residential Multi-Family and Office). This request is being made in order for the applicant to develop the property as a multi-family project. **Location:** 1451 E. 3900 S. & 3873 S. Lemmon Ln. (1445 E.) **Community Council:** Millcreek **Planner:** Spencer G. Sanders

Presentation by: Spencer Sanders. A conceptual plan was presented, but has not been approved in accordance with regulations; it is meant as a visual of what could potentially be developed. **Recommendations:** See Staff Report

There was a discussion between planning staff and the commission clarifying some questions about the site plan.

Speaker # 1: Applicant

Name: Tara Lemmon

Address: 1451 E 3400 S

Comments: She would like to improve the area; the rear home is condemned and the front home is currently for sale but is in bad condition. She will proceed with developing the property as multifamily if they do not get a buyer for the front home.

There were no representatives from the Millcreek Community Council present. Per Spencer Sanders who was present at the Community Council's last meeting, the council voted in favor of the application.

Speaker # 2: Citizen

Name: Neil Lemmon

Address: 3857 S Lemmon Lane

Comments: Against the rezoning because he is concerned with how the property will be developed and whether it will be a large structure. His family has lived adjacent to the applicant's property since the 1940's, and he prefers to keep the property in the family or see it developed as a single family home.

Speaker # 3: Citizen

Name: Vicki Rowland

Address: 6232 Longview Dr., Murray

Comments: She had a question about exactly what the rezoning would include. She requested to see how the property is divided and what land is owned by the applicant.

Speaker # 4: Citizen

Name: Richard Zakotnic

Address: 3809 Loretta Drive, Salt Lake City

Comments: He is opposed to the request. His property line abuts the applicant's property. He believes there may be issues with additional people exiting the property if it is developed as multi-family or business.

Speaker # 5: Applicant

Name: Tara Lemmon

Address: 1451 E 3400 S

Comments: Her desire was to keep the property in the Lemmon family and she has tried to sell it to family members, to no avail. She has two mortgages on the property and would like to move forward with development. She would like to get the property rezoned so it can be marketed appropriately.

PUBLIC PORTION OF APPLICATION CLOSED

There was a discussion between planning staff and the commission.

Motion: To recommend approval to County Council that they approve the RM zone on the majority of the lot and consider whether they can separate the "stem" part of the parcel from the zoning. If not, approval is recommended for the entire parcel.

Motion by: Commissioner Van Frank

2nd by: Commissioner Schutjer

Vote: Unanimous (of commissioners present)

28328 – Colin Strasser is requesting approval of a Zone Change from the R-1-8 Zone (Residential Single-Family 8,000 sq. ft. min. lot size) to the R-1-6 zone (Residential Single-Family 6,000 sq. ft. min. lot size). This request is being made in order for the applicant to develop a 4 lot subdivision on a private lane. **Location:** 3176 S. 2300 E. **Community Council:** Canyon Rim-**Planner:** Spencer G. Sanders.

Presentation by: Spencer Sanders. **Recommendations:** See Staff Report

There was a discussion between planning staff and the commission

PUBLIC PORTION OF APPLICATION OPENED

Speaker # 1: Applicant

Name: Colin Strasser

Address: 1458 E Laird Ave., Salt Lake City

Comments: He provided a PowerPoint presentation for the commission. The houses will not be larger than approximately 3000 square feet, not mansions.

There were no representatives from the Millcreek Community Council present. Per Spencer Sanders, they recommend approval. However, if the neighbors want to meet with the Community Council to discuss it further, they should have that opportunity.

Speaker # 2: Citizen

Name: Michael Heath

Address: 3174 S 2300 E

Comments: Lives next door to the property in question and is in favor of the application. He likes the fact that the homes the applicant plans to build will not be mansions, but rather, smaller single-family homes that fit into the community.

Speaker # 3: Citizen

Name: Michelle Healy

Address: 2238 E 3205 S

Comments: She is in favor of the application and prefers that the home size stays compatible with the other homes in the community. She wants to ensure that the proposed irrigation line in the middle of the property be properly maintained.

There was a discussion between planning staff and the commission

PUBLIC PORTION OF APPLICATION CLOSED

Motion: To recommend approval of application # 28328 to the County Council with the conditions listed in the Staff Report.

Motion by: Commissioner Schutjer

2nd by: Commissioner Van Frank

Vote: Unanimous in favor (of commissioners present)

28338 – Jason & Rachel Witzel are requesting approval of a Zone Change from the R-1-6 zone (Residential Single-family, 6,000 sq. ft. min. lot size) to the R-4-8.5 zone (Residential Four-family, 8,500 sq. ft. min. lot size). This request is being made in order for the applicant to add an additional basement apartment to an existing duplex. **Location:** 729 E. 2910 S. **Community Council:** Millcreek **Planner:** Spencer G. Sanders

Presentation by: Spencer Sanders **Recommendations:** See Staff Report

There was a brief discussion between staff and the commission.

PUBLIC PORTION OF APPLICATION OPENED

There were no representatives from the Millcreek Community Council present. Per Spencer Sanders, they unanimously recommend approval.

Speaker # 1: Applicant

Name: Rachel Witzel

Address: 729 E 2910 S

Issue: She bought the property in 2011 as a foreclosure and has renovated it inside and out, and beautified the landscaping. She feels the proposed apartment will be a low-impact change. Her family lives in the adjoining home.

No additional members of the public were present.

PUBLIC PORTION OF APPLICATION CLOSED

There was a discussion between the commissioners and planning staff.

Motion: To continue application #28338 until the next planning commission meeting.

Motion by: Commissioner Schutjer

2nd by: Commissioner Catten

Vote: Unanimous in favor (of commissioners present)

PUBLIC MEETING CLOSED

BUSINESS MEETING – 6:30 pm

There was a discussion between the commissioners and planning staff with regard to the Bylaw updates.

Previous Meeting Minutes Review and Approval

- 1) February 13, 2013

Approval of the February meeting Minutes will be continued until the May meeting because Commissioner Van Frank was not present at the February meeting.

Business Items

- 2) Current Commission Members – Appointment Status
- 3) Letter to Mayor, Council & Township Executive – Requesting County consider Sign Ordinance Evaluation and Update.

Work Session - Continued until the next meeting

- 4) Curb, Gutter, and Sidewalk Project – Potential General Plan & Ordinance Amendments – Discussion Pertaining to Public Involvement Process – **Planners:** Spencer G. Sanders
 - a) Presentation/Survey Final Draft
 - b) Public Input Opportunities
 - c) Public Review Draft Schedule

MEETING ADJOURNED - 6:40 p.m.